

# Seattle Municipal Code

*Title 23 - LAND USE CODE*

*Subtitle III Land Use Regulations*

*Division 2 Authorized Uses and Development Standards*

*Chapter 23.43 - Residential Small Lot*

**SMC 23.43.040 Accessory uses and structures.**

---

A. Accessory structures shall be permitted in the RSL zone under the following conditions:

1. New garages shall be subject to the yard and setback requirements of Section 23.43.008 ~~B-C~~ D when accessory to one (1) detached structure per lot, of Section 23.43.010 ~~B-C~~ C when accessory to tandem houses, and of Section 23.43.040 E when accessory to cottage housing.
2. When converted to principal use in tandem house developments, garages shall be subject to the development standards for tandem house principal structures.
3. Garages shall be limited to a height of twelve (12) feet as measured on the facade containing the entrance for the vehicle.
4. Accessory structures other than garages shall also be limited to twelve (12) feet in height.


B. Solar Collectors. Solar collectors are permitted outright as an accessory use to any principal use subject to the following standards:

1. Solar collectors, including solar greenhouses which meet minimum standards and maximum size limits as determined by the Director, shall not be counted in lot coverage.
2. Solar collectors, except solar greenhouses attached to principal use structures, may exceed the height limits of the RSL zone by four (4) feet or extend four (4) feet above the ridge of a pitched roof. However, the total height from existing grade to the top of the solar collector may not extend more than nine (9) feet above the height limit established for the zone. A solar collector which exceeds the basic height limit for the zone shall be placed so as not to shade an existing solar collector or property to the north on January 21st, at noon, any more than would a structure built to the maximum permitted height and bulk.
3. Solar collectors and solar greenhouses meeting minimum written energy conservation standards administered by the Director may be located in required yards according to the following conditions:

a. In a side yard, no closer than three (3) feet from the property line; or

b. In a rear yard, no closer than fifteen (15) feet from the rear property line unless there is a platted alley, in which case the solar collector shall be no closer than ten (10) feet from the centerline of the alley; or

c. In a front yard, solar greenhouses which are integrated with the principal structure and have a maximum height of twelve (12) feet may extend up to six (6) feet into the front yard. In no case shall be greenhouse be located closer than five (5) feet from the property line.

C. Home Occupations. Home occupations are regulated by Section 23.42.050 , Home Occupations.

D. Common Structures in Cottage Housing Developments. Shared structures which are used by the occupants of more than one (1) dwelling unit are allowed as an accessory use. Such structures may include meeting space, a food preparation area, sinks, and toilets, but shall not include either sleeping quarters or bathing facilities.

(Ord. [122311](#) , Section 30, 2006; Ord. 117430 Section 41 (part), 1994.)